

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

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# PHA Plans

5-Year Plan for Fiscal Years 2010-2014  
Annual Plan for Fiscal Year 2012-2013

**PORTSMOUTH**  
REDEVELOPMENT & HOUSING AUTHORITY

*"We're Making Our City More Inviting Than Ever."*

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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<b>1.0</b>	<b>PHA Information</b> PHA Name: <u>Portsmouth Redevelopment and Housing Authority</u> PHA Code: <u>VA001</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>7/1/2012</u>												
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>1,021</u> Number of HCV units: <u>1,949</u>												
<b>3.0</b>	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only												
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)												
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program <table border="1"> <tr> <th>PH</th> <th>HCV</th> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table>	PH	HCV						
PH	HCV												
	PHA 1:												
	PHA 2:												
	PHA 3:												
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.												

**MISSION STATEMENT**  
**PORTSMOUTH REDEVELOPMENT AND HOUSING AUTHORITY**

Enhancing the quality of life for the citizenry of Portsmouth through resource acquisition, asset management, and pursuing innovative opportunities shall be the mission of the Authority. To achieve this goal, the following objectives are established:

- Eliminate blight and underutilized properties and recycle land for the highest and best uses to build sustainable communities.
- Increase the tax base through the development of new residential, commercial, and/or industrial developments, while facilitating the preservation of existing physical assets and stimulating neighborhood reinvestment and employment opportunities.
- Seek to create livable neighborhoods that are free from discrimination through both traditional and creative programs and services.
- Prevent the spread of blight and deterioration of residential neighborhoods by facilitating various rehabilitation and incentive programs.
- Manage, maintain, and enhance the current housing resources of the Authority and expand through supply of affordable housing.
- Promote a social and living environment that does not tolerate crime or drugs, but encourages individuals to take responsibility for improving their lives through programs and services provided by the Authority.
- Develop opportunities for low-and lower-income populations to realize homeownership status through self-sufficiency programs.
- Provide programs and services that assist unemployed and underemployed persons to become wage earners.
- Empower individuals, groups and neighborhoods to meet the challenges facing them in social, economic, and community development needs.

**Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

**PRHA Goal: Expand the supply of assisted housing**

- Will apply for additional rental vouchers
- Reduce public housing vacancies
- Leverage private or other public funds to create additional housing opportunities
- Acquire or build units or developments

**PRHA Goal: Improve the quality of assisted housing**

- Improve public housing management
- Continue to strive for a SEMAP Score of 100
- Increase customer satisfaction
- Concentrate on efforts to improve housing finance, unit inspections and asset management
- Improve computer monitoring
- Renovate and/or modernize public housing units
- Demolish or dispose of obsolete public housing
- Provide replacement public housing and/or replacement vouchers

**PRHA Goal: Increase assisted housing choices**

- Provide voucher mobility counseling
- Conduct outreach efforts to potential voucher landlords
- Implement public housing site-based waiting lists
- Implement homeownership program with the Jeffry Wilson HOPE VI Revitalization Grant

**PRHA Goal: Improve community quality of life and economic vitality**

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments
- Implement public housing security improvements
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Development of a non-smoking policy

#### PHA Plan Update

- (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

Capital improvements are planned as follows:

- Construction of a new Central Office complex
- Removal of the master gas meters in Dale Homes and Swanson Homes and conversion to tenant paid gas
- Replacement stoves, refrigerators and vehicle(s)

- (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

Location of Agency Plan:

- 801 Water Street, Main Office
- 1729 Columbus Avenue, Dale Homes management office
- 1746 South Street, Swanson Homes management office
- 4 Lexington Drive, Lincoln Homes management office
- 606 Phoebus Street, Phoebus Square, King Square, Pine Street and Holley Square management office
- 1036 Patriot Way, Hamilton Place management office
- 611 6<sup>th</sup> Street, Hope Village management office
- 2847 Berkley Avenue, Seaboard Square management office
- 

6.0

### **6.1 Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.**

The Authority's policies that govern resident or tenant eligibility, selection and admissions for both public housing and HCV and unit assignment policies for public housing, and procedures for maintaining waiting lists for admissions to public housing are included in Chapters 3, 4 and 5 of the Authority's Admissions and Continued Occupancy Policy (Attachment 31) and Chapters 3 and 4 of the Section 8 Housing Choice Voucher Administrative Plan (Attachment 30). See Supplemental Attachment 1. Admissions Policy for Deconcentration; 5., Public Housing Policies and Procedures; 15., Flat Rents; 23., Site-Based Waiting List; 31., Admissions and Continued Occupancy for Public Housing Programs. 23., Trespass-Barment Policy.

## 6.2 Financial Resources

### Low-Income Public Housing Operating

<u>Development</u>	<u>Subsidy</u>	<u>Rent</u>	<u>Total</u>
Dale Homes	\$1,235,213	\$ 807,050	\$2,042,263
Swanson Homes	\$ 903,793	\$ 557,122	\$1,460,915
Lincoln Park	\$ 988,935	\$ 416,691	\$1,405,626
Pine Street	\$ 326,068	\$ 130,263	\$ 456,331
Holley Square	\$ 310,862	\$ 131,893	\$ 442,755
Seaboard Square	\$ 637,530	\$ 270,492	\$ 908,022
Seaboard Square II	<u>\$ 75,000</u>	<u>\$ 150,000</u>	<u>\$ 225,000</u>
Total	\$4,477,401	\$2,463,511	\$6,940,912

### Public Housing Capital Funds

Capital Fund Estimated: \$1,000,000

Replacement Housing Factor Funds Estimated: \$483,575

### HOPE VI Homeownership Unit Funding

#### 76 Units with Mixed Financing

HOPE VI Funds	\$ 4,016,550
Capital Fund	\$ 2,230,679
Replacement Housing Factor Funds	\$ 3,584,821
American Recovery and Reinvestment Act Funds	
Act Funds	\$ 1,745,083
Sales Proceeds	\$ 2,669,595
CDBG Funds	\$ 735,000
CDBG-R Funds	\$ 200,000
HOME Funds	\$ 580,938
City CIP Funds	<u>\$ 170,764</u>
Total	\$15,933,430

### Non-HOPE VI funded Homeownership

#### 25 Units

Sales Proceeds	\$ 4,362,550
HOME Funds	<u>\$ 1,405,000</u>
Total	\$ 5,767,550

### Hamilton Place II

#### 84 Affordable Family Units

Low-Income Housing Tax Credits Equity	\$ 7,666,168
VHDA Taxable Loan	\$ 1,794,238
SPARC/REACH Loan	\$ 930,000
PRHA Loan	<u>\$ 750,000</u>

Total

\$11,160,407

HOPE Village: rehabilitation using 9% Low-Income Housing Tax Credits. Estimated budget is \$3,000,000 in tax credits and VHDA loans.

Development of an estimated 50 units using 9% Low-Income Housing Tax Credits, Community Development Block Grant Funds and Replacement Housing Factor Funds. Estimated cost is \$6,000,000.

Lincoln Park: Planning for the redevelopment of Lincoln Park using 9% Low-Income Housing Tax Credits and Replacement Housing Factor Funds. This includes seeking a Housing Choice Neighborhoods Planning Grant.

### **6.3 Rent Determination**

The Authority will determine rents for Public Housing and HCV dwelling units by comparing them with rents on unsubsidized units in the City of Portsmouth. A market study is conducted when new housing units are constructed to ensure that the rents are reasonable. For the HCV Program, all rents undergo Rent Reasonableness. A rent study of rental housing in the City of Portsmouth was conducted in July 2007 by a contractor that is updated annually, which allowed the Authority to have a baseline of rents charged in the City. (See Supplemental Attachments: 5. Public Housing Policies and Procedures and 30. Administrative Plan for the Section 8 Housing Choice Voucher Program.)

### **6.4 Operation and Management**

The Authority's rules, standards, and policies governing maintenance management of housing owned, assisted or operated by the public housing agency is included in the Maintenance Plan (Attachment 6). The management and programs of the Authority are shown in the Organizational Chart (Attachment 26). (See Supplemental Attachments: 5. Public Housing Policies and Procedures , 31., Admissions and Continued Occupancy Policy and 30. Administrative Plan for the Section 8 Housing Choice Voucher Program.)

Updates and changes to these policy documents are listed below. They were presented to residents through a series of resident meetings in December 2011.

#### **Admissions and Continued Occupancy Policy:**

- Murderers will have a lifetime exclusion from all PRHA owned or managed developments and participation in the Section 8 Housing Choice Voucher Program

CHAPTER 3-III.C. Other Permitted Reasons for Denial of Admission

- Utility Allowance payments will be issued directly to the utility company instead of direct payments to the participants or residents.

CHAPTER 6-III.A. Overview of Income-Based Rent Calculations (Utility Reimbursements)

### **Housing Choice Voucher Administrative Plan:**

- Murderers will have a lifetime exclusion from all PRHA owned or managed developments and participation in the Section 8 Housing Choice Voucher Program

CHAPTER 3-III.C. Other Permitted Reasons for Denial of Admission

- Subsidy Standards change so that you will have the head with a bedroom for each two (2) persons in the household except in the following circumstances:
  - Live-In Aids, Persons of different generations and head of household will be allocated a separate bedroom.

CHAPTER 5-II.B. Determining Family Unit Voucher Size

- Payment Standard may change to 95% of the Fair Market Rent for 2-bedroom units and larger. One-bedroom units will remain at 100% of the Fair Market Rent.

CHAPTER 6-III.C. Applying Payment Standards

- Utility Allowance payments will be issued directly to the utility company instead of direct payments to the participants or residents.

Section 6-III.A Utility Reimbursements

- Project-Based Voucher proposals will be advertised for Newly Constructed, Rehabilitated or Existing Housing.

CHAPTER 17-II.A & B PVB Owner Proposals

## **6.5 Grievance Procedures**

A copy of the Authority's Grievance Procedure is included with this plan (Attachment 14). The Grievance Procedure was updated to reflect changes in the ACOP and Administrative Plan. The major change was standardizing the number of days throughout to reflect 10 days for most areas, changing the work Park to Communities and adding new communities and deleting demolished communities. This procedure is available to residents of the Authority's public and assisted housing programs. (See Supplemental Attachment 14: Grievance Procedure.)

## **6.6 Designated Housing for Elderly and Disabled Families**



Phoebus Square will consist of 122 units of Project-Based HCVs. The first units were occupied in October 2009; they were completed and totally occupied in 2010.

## **6.7 Community Service and Self-Sufficiency**

- (1) The Authority's housing programs offer limited amenities to assisted families.
- (2) The Authority has a coordinated program of housing, child care, transportation, personal and career counseling, adult basic education, job training and job placement for public and assisted housing residents that will move them towards economic self-sufficiency. It is a five-year program that allows participants to establish an escrow account. When a resident or HCV participant's rental portion increases due to earned income, all or a portion of that increase is placed in an escrow account. If participants complete their goals, they will receive those funds. (See Attachment 2: Family Self-Sufficiency Program (FSSP) Action Plan, which is being updated using the Nan McKay Model FSS Action Plan.)
- (3) The Authority has a Case Manager that works directly with residents that must participate in community service. This employee serves as a liaison between residents and community agencies that have agreed to serve as sites for residents to volunteer. The Case Manager also tracks the hours of residents in the program. Income changes that result from welfare program requirements are disregarded in accordance with the Earned Income Disregard requirements. (See Attachment 4: Community Service Requirements.)

## **6.8 Safety and Crime Prevention**

The safety of public housing residents is a major commitment of the Authority. The Portsmouth Police Department provides monthly Incident Reports, which allows the Authority to track criminal incidents in its housing developments. The Police Department also provides a weekly report of anyone arrested with a public housing address.

- (1) Crime Prevention activities conducted by the Authority include improving lighting, cutting down trees that provide shelter and hiding places for the criminal element, providing an anonymous Tip Line for residents to call and report incidents, and aggressive elimination of graffiti.
- (2) The City of Portsmouth provides Neighborhood Impact Officers that work with Authority staff to provide crime prevention in our communities. Monthly meetings are held with the officers, Managers and other Authority staff. In addition, this partnership is instrumental in the Authority's efforts to terminate the leases of individuals involved in criminal activity. The Authority has begun a

partnership with the Police Department to identify individuals arrested for criminal activity with public and assisted housing addresses.

## **6.9 Pets**

The Authority has a Pet Policy (Attachment 19) that is discussed in Chapter 10 of the ACOP (Attachment 15).

## **6.10 Civil Rights Certification**

See Supplemental Attachment 3: Analysis of Impediments to Fair Housing.

## **6.11 Fiscal Year Audit**

See Supplemental Attachment 22: Financial Statements.

## **6.12 Asset Management**

The agency has complied with asset management requirements. All Asset Management Projects (AMPS) have been identified, and separation of the Central Office Cost Center has been accomplished.

## **6.13 Violence Against Women Act (VAWA)**

- (1) The Authority has notified public and assisted housing residents about the provisions of VAWA. Brochures and forms are provided in the lobby of the Authority's main office and at the site offices.
- (2) The Authority has revised its ACOP and HCV Administrative Plan to incorporate the VAWA provisions.
- (3) The Authority designed an orientation program called "Fresh Start" for its Family Self-Sufficiency Program participants, which explores many of the barriers that participants face in becoming self-sufficient. Domestic Violence and abuse has been identified for a large number of these participants. Once this history is revealed, Case Managers make referrals to community agencies for assistance.

7.0	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i></p> <p>In October 2005, the Portsmouth Redevelopment and Housing Authority was awarded a HOPE VI Revitalization Grant in the amount of \$20 million to demolish the 400-unit Jeffry Wilson Community. The grant will provide 500 new homes in the City of Portsmouth. There will be 101 homeownership units and 399 rental units constructed.</p> <p>Relocation of 400 households in the Jeffry Wilson community began in February 2006 and was completed in December 2007; the replacement housing units constructed, as part of the grant, will be completed in five phases. Phase one, consists of 57 ACC/LIHTC rental units and was completed in December 2007. Phase two, the homeownership phase, will consist of 101 units built in the Westbury neighborhood. The first 51 homes in the homeownership phase are currently under construction with 14 units sold and occupied. Phase three was completed, which is a 122-unit LIHTC elderly community named Phoebus Square. Phases four and five, the final phases of the project, will be constructed as 221 rental units on the former Jeffry Wilson site. Phase four, Seaboard Square, consists of a 121-family ACC/LIHTC development that was completed and occupied in 2011. The final phase, Seaboard Square II, a 100-unit development, received LIHTC during the summer of 2010 and the first twenty-five (25) units were occupied in 2011. The remaining seventy-five (75) units will be completed and occupied in early 2012.</p> <p>Hamilton Place II is a 9% LIHTC 84-unit family development being constructed in 2012 and will be assisted with Project-Based Housing Choice Vouchers for 28 units.</p>
8.0	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing. See attached.</p>
8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. See attached</p>
8.3	<p><b>Capital Fund Financing Program (CFFP).</b></p> <p><input checked="" type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. The agency plans to use up to three million of RHF to finance 121 replacement units on the former Jeffry Wilson site.</p>

**Housing Needs.** Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

9.0

The review of the census data shows that there is overlap in areas with concentrations of low-income households and those with large numbers of members of the protected classes. The concentrations also coincide with the census tracts that contain the City's public housing units. While some of the overlap is attributable to the concentration of public housing units, unemployment among minorities and women is higher than among whites and men; minorities and women also have lower incomes. Consequently, the lack of affordable housing disproportionately impacts the protected classes because of their higher representation among the low-income population. In addition to the need for affordable housing, a critical concern is housing opportunities that support the disabled, primarily via modifications that improve accessibility and habitability. As shown in the accomplishments achieved by its publicly funded housing programs reported in Part II of the analysis, through its housing programs, Portsmouth has assisted members of the protected classes in greater proportion to improve housing opportunities for members of the protected classes in the City through expanding the supply of decent affordable housing. Portsmouth's publicly funded housing program assists with rehabilitation, including improvements that support accessibility and habitability improvements for the Ownership Program. An education component regarding fair housing issues is also included and is open to all households. The City does not provide funds for renter households to make improvements.

**Strategy for Addressing Housing Needs.** Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

Currently, the Public Housing Waiting List is open and accepting applications for bedroom sizes ranging from 1 up to 5-bedroom units in an effort to address the housing needs of the families in our jurisdiction. Applicants applying for public housing would be housed in one of the three public housing developments: Dale Homes, Swanson Homes or Lincoln Park. There are presently 3,465 applications on this list.

BR Size Breakdown:

1 Bedrooms – 1,240  
2 Bedrooms – 1,415  
3 Bedrooms - 772  
4 Bedrooms - 32  
5 Bedrooms - 6

Income Levels:

3,400 – Extremely Low Income (30% AMI)  
54 – Very Low Income (50% AMI)  
11 – Low Income (80% AMI)

The Section 8 Housing Choice Voucher Program waiting list is currently closed. There are presently 3,748 applications on this list. There is no bedroom size breakdown on the waiting list for Section 8 applicants.

9.1

Income Levels:

3,516 – Extremely Low Income (30% AMI)  
196 – Very Low Income (50% AMI)  
36 – Low Income (80% AMI)

The Authority currently has five (5) site-based waiting lists: Westbury, King Square, Hamilton Place, Phoebus Square and Effingham Plaza. Westbury, two Public Housing LIHTC developments, is comprised of two phases, Pine Street with 58 units and Holley Square with 59 units. There are 731 applications on the waiting list which is currently closed except for accessible units by appointment only. King Square is a Section 8 Project-Based tax credit property with 57 units. There are 258 applications on this list, which is also closed except for accessible units by appointment only. Hamilton Place is an 84-unit Section 8 Project-Based tax credit development. There are 756 applications on this waiting list, and the wait list is closed except for accessible units by appointment only. Phoebus Square is a 122-unit Section 8 Project-Based tax credit development for seniors 62 years of age or older only. The waiting list is open and there are 140 applications on the list. Effingham Plaza is a 178-unit Section 8 New Construction property with tax credit assistance for 177 units. To qualify, applicants must be elderly or disabled. The waiting list is open with approximately 300 applications on the list.

10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>In accordance with 24 CFR 903.21, any substantial modification proposed by the Portsmouth Redevelopment and Housing Authority to its Agency Plan will be subject to certification and public comment as well as approval by its Board of Commissioners. The Portsmouth Redevelopment and Housing Authority defines significant modification as:</p> <ol style="list-style-type: none"> <li>1. Revisions to rent and the admissions policies.</li> <li>2. Addition of non-emergency work items in excess of \$100,000, the federal small purchasing threshold (items not included in the current Annual Statement or 5-Year Plan) or a change in the use of replacement reserve funds under the Capital Fund Program.</li> <li>3. Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.</li> </ol>
11.0	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

## Attachment 20: Accomplishments

### Occupancy

The waiting lists for three of our housing programs, Low-Income Public Housing, Hope Village and Phoebus Square, a new 122-unit elderly project-based voucher community were opened during the last year and 1383 applications were accepted. We accepted 1096 public housing applications, 0 Section 8 applications, 220 applications for Hope Village and 67 applications for Phoebus Square.

We admitted 309 families into our conventional Public Housing communities and Low Income Housing Tax Credit (LIHTC) properties of Westbury, Holley Square and King Square, Phoebus Square, Hamilton Place, Seaboard Square I and Seaboard Square II. There were a total of thirty-nine (39) families transferred for all developments. We have maintained a 99% occupancy rate at our Low Income Housing Tax Credit (LIHTC) properties.

Staff collected \$19,693.42 from former residents indebted to the Authority resulting in our annual write-off of rents totaling less than 1% of total rent charges posted.

### **HOPE VI Jeffry Wilson**

Phase 1, King Square, 57 units of Project Based Section, 8 have been developed and occupied. Phase 2, 101 Homeownership units have been started. To date, a total of 65 units have been given the notice to proceed, 23 are completed and 14 units have been sold and occupied. Phase 3, Phoebus Square, 122 Elderly Project Based Section 8, units have been completed and occupied. Phase 4-Seaboard Square I, 121 family ACC units received Low-Income Housing Tax Credits and have been completed and occupied. The first twenty-five (25) units in Phase 5, Seaboard Square II, which consist of 100 family ACC units that received Low-Income Housing Tax Credits, have been completed and occupied with the remaining units to be completed in 2012. The planning for the rehabilitation of the Elm Avenue Recreation Center and the development of the park associated with it are underway.

### **Management**

The Authority currently manages 1509 units in eleven developments. Three of our developments are traditional public housing communities, four are LIHTC with LIPH Subsidy, three are LIHTC with PBV Subsidy, one with a Section 8 contract administered by VHDA and the final development is a PBV community. This unit mix represents a diverse portfolio.

The Authority developed and occupied Phoebus Square, an 122-unit elderly development in 2009. The units were occupied during October, November and December 2009 and January 2010. The Authority developed and occupied two additional developments, Hamilton Place, 84- units, Seaboard Square I, 121-units and 25 of the 100 units in Seaboard Square II in 2010-2011.

## **SUPPLEMENTAL AGENCY PLAN MATERIAL**

The following items are included within the Agency Plan Binder as supplemental attachments:

- 1) Admissions Policy for Deconcentration
- 2) Portsmouth Redevelopment and Housing Authority  
Family Self-Sufficiency
- 3) Analysis of Impediments to Fair Housing
- 4) Community Service Requirements
- 5) Public Housing Policies and Procedures
- 6) Maintenance Plan and Proposed Maintenance Charges
- 7) Guidelines for Emergency Services and Auxiliary Work Assignments
- 8) Utility Allowance Report
- 9) CPD 2009-2013 Consolidated Plan
- 10) CPD 2012 Action Plan
- 11) Public Housing Assessment Subsystem Physical Inspection Reports
- 12) Grievance Procedure
- 13) Flat Rents
- 14) Residential Lease
- 15) Pet Policies and Procedures
- 16) Resident Commissioner
- 17) Resident Advisory Board
- 18) Site-Based Waiting List
- 19) Voluntary Conversion of Public Housing
- 20) Section 8 Homeownership Program



- 21) Organizational Chart
- 22) Financial Statements for the Fiscal Year Ended June 30, 2011
- 23) Trespass-Barrment Policy
- 24) Procurement Policy
- 25) House Rules
- 26) Section 3 Policy
- 27) Accomplishment 2011
- 28) Replacement Housing Factor Plan
- 29) Minutes for the Agency Plan Public Hearing
- 30) Disaster Recovery Plan
- 31) Administrative Plan for the Section 8 Housing Choice Voucher Program (See Binder Two)
- 32) Admissions and Continued Occupancy Policy for the Public Housing Program (See Binder Two)
- 33) Sections 33 to 50 Reserved for future documents

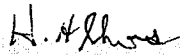
**Part I: Summary**

PHA Name: <b>Portsmouth Redevelopment and Housing Authority</b>	Grant Type and Number: Capital Fund Program Grant No: VA36P00150107 Replacement Housing Factor Grant No: Date of CFFP: _____	FFY of Grant: <b>2007</b>  FFY of Grant Approval: 2007
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Type of Grant

☐ Original Annual Statement ☐ Reserved for Disasters/Emergencies ☐ Revised Annual Statement/Revision Number \_\_\_\_\_  
☐ Performance and Evaluation Report for Program Year Ending ☒ Final Performance and Evaluation Report for Program Year Ending **2011**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	180,000.00	180,000.00		180,000.00
3	1408 Management Improvements	70,000.00	70,000.00		70,000.00
4	1410 Administration (may not exceed 10% of line 20)	180,000.00	180,000.00		180,000.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	220,000.00	220,000.00		220,000.00
8	1440 Site Acquisition				
9	1450 Site Improvement	391,000.00	391,000.00		391,000.00
10	1460 Dwelling Structures	230,000.00	238,000.00		238,000.00
11	1465.1 Dwelling Equipment-Nonexpendable	5,000.00	5,000.00		5,000.00
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	20,000.00	20,000.00		20,000.00
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	8,000.00			
17	1499 Development Activities 4	807,697.00	807,697.00		807,697.00
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (sums of lines 2-19)	2,111,697.00	2,111,697.00	0.00	2,111,697.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Compliance				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				

Signature of Executive Director 	Date <b>1/5/2012</b>	Signature of Public Housing Director	Date
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Page 1 of 3

- 1 To be completed for the Performance and Evaluation Report
- 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
- 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.
- 4 RHF funds shall be included here.

form HUD-50075.1 (4/2008)

PHA Name: Portsmouth Redevelopment and Housing Authority		Grant Type and Number: Capital Fund Program Grant No: VA36P00150107		CFFP (Yes/ No): No		Federal FFY of Grant: 2007				
Development Number		General Description of Major Work Categories		Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Name/PHA-Wide Activities						Original	Revised 1	Funds Obligated 2	Funds Expended 2	
VA1-2	Fencing and pedestrian control	1450	1	120,000.00						Canceled
VA1-1,2	Sidewalk and street repairs	1450	1	131,000.00	47,634.71		47,634.71			Completed
VA1-2	Debris removal	1450	1		11,935.00		11,935.00			Completed
VA1-1	Fencing	1450	1	140,000.00	37,973.00		37,973.00			Completed
VA1-2,6	Gas Meter Conversion	1450	1		167,749.00		167,749.00			Completed
VA1-6	Remove Basketball Court	1450			28,392.96		28,392.96			Completed
VA1-2	Fencing Swanson	1450			28,500.00		28,500.00			Completed
VA1-1	Tree Removal Dale	1450			775.00		775.00			Completed
VA1-2	Landscaping Swanson	1450			26,169.22		26,169.22			Completed
VA1-1	Asphalt Repair Dale	1450	1		2,508.29		2,508.29			Completed
VA1-2	Merrimac Drive Swanson	1450			39,362.82		39,362.82			Completed
VA1-6	Smoke Detectors	1460	1	100,000.00	186,205.90		186,205.90			Completed
VA1-2	Filters/Smoke Detectors Swanson	1460			22,812.84		22,812.84			Completed
VA1-1	Rangehood Vents Dale	1460			10,295.67		10,295.67			Completed
VA1-6	Ridge Vents/Pipe Collars	1460			4,974.28		4,974.28			Completed
VA1- 1	291 Dale	1460			13,711.31		13,711.31			Completed
VA1-6	Comp Mod	1460	1	100,000.00	0.00					Canceled
VA1-6	Relocation	1495	1	8,000.00	0.00					Canceled
VA1-1	A&E Fence Dale	1430	1		7,529.62		7,529.62			Completed
VA1-2	A&E Parking Lot Swanson	1430	1		14,350.50		14,350.50			Completed
VA1-2	A&E Rear Canopies Swanson	1430			17,586.00		17,586.00			Completed
VA1-1,2	A&E Landscaping	1430	1	150,000.00	40,021.43		40,021.43			Completed
VA1-1,2	A&E Vanities Dale & Swanson	1430	1		6,320.18		6,320.18			Completed
VA1-1	A&E Porch Columns Dale	1430	1		1,347.04		1,347.04			Completed
VA1-1	A&E Painting Dale	1430	1		17,915.40		17,915.40			Completed
VA1-1,2	A&E Merrimac Drive	1430	1		30,904.38		30,904.38			Completed
VA1-2	A&E Fence Swanson	1430			6,269.57		6,269.57			Completed
VA1-1	A&E Dale Rental Office	1430			22,944.00		22,944.00			Completed
VA1-1,2,6	Preventive Maintenance	1460	1	30,000.00			0.00			Canceled
VA1-15	HOPE VI Homeownership	1499	1	807,697.00	807,697.00		807,697.00			Completed
HA-Wide	Stoves and Refrigerators	1465.1	1	5,000.00	5,000.00		5,000.00			On-Going
HA-Wide	Construction Inspector	1430	1	40,000.00	54,811.88		54,811.88			Completed
HA-Wide	Training	1408	1	6,000.00						Canceled
HA-Wide	Computer upgrades	1408			10,495.06		10,495.06			Completed
HA-Wide	Security Program	1408	1	64,000.00	46,512.94		46,512.94			Completed
HA-Wide	Asset Management	1408		0.00	12,992.00		12,992.00			Completed
HA-Wide	Administration	1410	1	180,000.00	180,000.00		180,000.00			Completed
HA-Wide										

**Part I: Summary**

PHA Name: Portsmouth Redevelopment and Housing Authority	Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No: VA36R00150207 Date of CFFP: _____	FFY of Grant: <u>2007</u>  FFY of Grant Approval: 2007
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**Type of Grant**

☐ Original Annual Statement ☐ Reserved for Disasters/Emergencies ☐ Revised Annual Statement/Revision Number \_\_\_\_\_  
☐ Performance and Evaluation Report for Program Year Ending \_\_\_\_\_ ☒ Final Performance and Evaluation Report for Program Year Ending 2011

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 20)		100,164.00	52,164.00	48,000.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities 4	1,008,164.00	908,000.00	295,086.56	612,913.44
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (sums of lines 2-19)	1,008,164.00	1,008,164.00	347,250.56	660,913.44
21	Amount of line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Compliance				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				

Signature of Executive Director  <i>H. Shaw</i>	Date 1/5/2012	Signature of Public Housing Director	Date
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Page 1 of 3

- 1 To be completed for the Performance and Evaluation Report  
2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
4 RHF funds shall be included here.

form HUD-50075.1 (4/2008)

Annual Statement /Performance and Evaluation Report  
Capital Funds Program and Capital Fund Program Replacement Housing Factor and  
Capital Funds Financing Program

U. S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2377-0226  
Expires 4/30/2011

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2 To be completed for the Performance and Evaluation Report

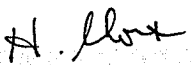
**Part I: Summary**

PHA Name: Portsmouth Redevelopment and Housing Authority	Grant Type and Number: Capital Fund Program Grant No: VA36P00150108 Replacement Housing Factor Grant No: Date of CFFP: _____	FFY of Grant: 2008  FFY of Grant Approval: 2007
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Type of Grant

☐ Original Annual Statement
 ☐ Reserved for Disasters/Emergencies
 ☐ Revised Annual Statement/Revision Number \_\_\_\_\_
 ☒ Performance and Evaluation Report for Program Year Ending 2011
 ☐ Final Performance and Evaluation Report for Program Year Ending \_\_\_\_\_

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	211,000.00	207,500.00		207,500.00
3	1408 Management Improvements	130,000.00	130,000.00		130,000.00
4	1410 Administration (may not exceed 10% of line 20)	210,000.00	207,500.00	28,616.08	178,883.92
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	215,000.00	215,000.00		215,000.00
8	1440 Site Acquisition				
9	1450 Site Improvement	391,000.00	391,000.00		391,000.00
10	1460 Dwelling Structures	230,000.00	230,000.00		230,000.00
11	1465.1 Dwelling Equipment-Nonexpendable	5,000.00	5,000.00		5,000.00
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	25,000.00	25,000.00		25,000.00
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities 4	694,000.00	664,402.00		664,402.00
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (sums of lines 2-19)	2,111,000.00	2,075,402.00	28,616.08	2,046,785.92
21	Amount of line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Compliance				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				

Signature of Executive Director  Date 1/5/2012	Signature of Public Housing Director  Date
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PIH 2008-41 requires a scanned signature here. Page 1 of 3

- 1 To be completed for the Performance and Evaluation Report
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- 4 RHF funds shall be included here.

form HUD-50075.1 (4/2008)

[illegible]Page 2 of 3

2 To be completed for the Performance and Evaluation Report

Capital Funds Program and Capital Fund Program Replacement Housing Factor and  
Capital Funds Financing Program

U. S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2377-0226  
Expires 4/30/2011

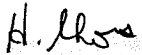
**Part I: Summary**

PHA Name: Portsmouth Redevelopment and Housing Authority	Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No: VA36R00150208 Date of CFFP: _____	FFY of Grant: <u>2008</u>  FFY of Grant Approval: 2008
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Type of Grant

☐ Original Annual Statement ☐ Reserved for Disasters/Emergencies ☐ Revised Annual Statement/Revision Number \_\_\_\_\_  
☒ Performance and Evaluation Report for Program Year Ending 2011 ☐ Final Performance and Evaluation Report for Program Year Ending \_\_\_\_\_

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 20)		94,618.00	94,618.00	19,009.31
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>	954,618.00	860,000.00	860,000.00	171,083.78
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (sums of lines 2-19)	954,618.00	954,618.00	954,618.00	190,093.09
21	Amount of line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Compliance				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				

Signature of Executive Director  	Date 1/5/2012	Signature of Public Housing Director  	Date 
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Page 1 of 3

- <sup>1</sup> To be completed for the Performance and Evaluation Report
- <sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement
- <sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.
- <sup>4</sup> RHF funds shall be included here.

form HUD-50075.1 (4/2008)

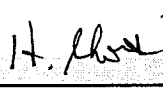
Annual Statement /Performance and Evaluation Report  
Capital Funds Program and Capital Fund Program Replacement Housing Factor and  
Capital Funds Financing Program

U. S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2377-0226  
Expires 4/30/2011



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**2 To be completed for the Performance and Evaluation Report**

<b>Part I: Summary</b>					
PHA Name: Portsmouth Redevelopment and Housing Authority		Grant Type and Number: Capital Fund Program Grant No: VA36P00150109 Replacement Housing Factor Grant No:		CFFP (Yes/ No): No  Federal FFY of Grant: 2009 FFY of Grant Approval: 2009	
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number <u>3</u> <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 2011 <input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending _____					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised 3	Obligated	Expended
1	Total non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) <sup>3</sup>	157,277.00	157,277.00		157,277.00
3	1408 Management Improvements	100,000.00	100,000.00		99,812.04
4	1410 Administration (may not exceed 10% of line 20)	180,000.00	180,000.00	73,509.01	106,490.99
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	343,337.64	343,337.64		343,337.64
8	1440 Site Acquisition				
9	1450 Site Improvement	711,462.36	711,462.36		711,098.90
10	1460 Dwelling Structures	300,000.00	215,736.28		215,736.28
11	1465.1 Dwelling Equipment-Nonexpendable	30,000.00	30,000.00		22,662.60
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	60,000.00	60,000.00		60,000.00
14	1485 Demolition	25,200.00	25,200.00		25,200.00
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>	200,000.00	284,263.72		284,263.72
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (sums of lines 2-19)	2,107,277.00	2,107,277.00	73,509.01	2,025,879.17
21	Amount of line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Compliance				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				
Signature of Executive Director   Date: 1/5/2012		Signature of Public Housing Director   Date:			
PIH 2008-41 requires a scanned signature here. <span style="float: right;">Page <u>1</u> of <u>3</u></span> <div style="display: flex; justify-content: space-between; font-size: small;"> <div> <sup>1</sup> To be completed for the Performance and Evaluation Report  <sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement  <sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  <sup>4</sup> RHF funds shall be included here.             </div> <div style="text-align: right;">form HUD-50075.1 (4/2008)</div> </div>					
Annual Statement /Performance and Evaluation Report Capital Funds Program and Capital Fund Program Replacement Housing Factor and Capital Funds Financing Program		U. S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2377-0226 Expires 4/30/2011			

**Part II: Supporting Pages**

PHA Name: Portsmouth Redevelopment and Housing Authority		Grant Type and Number: Capital Fund Program Grant No: VA36P00150109 Replacement Housing Factor Grant No.				CFFP (Yes/ No): No		Federal FFY of Grant: 2008
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 2	Funds Obligated 2	Funds Expended 2	
VA1-6	Landscaping Lincoln	1450		600,000.00	590,457.33		590,093.87	On-Going
VA1-2	Road replacement Merrimac Swanson	1450			22,362.03		22,362.03	Completed
VA1-2	Parking Lot Swanson	1450			64,456.00		64,456.00	On-Going
VA1-1	Landscaping Dale	1450			3,735.00		3,735.00	Completed
VA1-2	Landscaping Swanson	1450			458.00		458.00	Completed
VA1-1	Drainage Dale	1450			29,994.00		29,994.00	Completed
VA1-6	Paint Concrete Masonary Units Lincoln	1460			28,285.96		28,285.96	Completed
VA1-1	Paint and repair exteriors	1460		250,000.00	134,687.35		134,687.35	On-Going
VA1-1	Paint and repair exteriors	1460			24,405.40		24,405.40	Completed
VA1-1,2,6	Preventive Maintenance	1460		107,277.00				Canceled
VA1-2	Repair 33 Swanson unit	1460			28,357.57		28,357.57	Completed
VA1-2	A/E Swanson Modernization of units	1430		75,000.00	26,464.47		26,464.47	On-Going
VA1-1,2,6	Modernization Inspector	1430		55,000.00	65,843.15		65,843.15	Completed
VA1-1	A/E Dale Landscaping	1430			126,598.69		123,468.93	On-Going
VA1-2	A/E Swanson Landscaping	1430			34,009.05		34,009.05	Completed
VA1-6	A/E Lincoln Landscaping	1430			9,225.00		15,527.89	Completed
VA1-2	A/E Swanson Merrimac Drive	1430			5,160.00		3,432.00	Completed
VA1-1	A/E Dale Exterior Painting	1430			6,638.13			On-Going
VA1-1	A/E Dale Demolition	1430			26,981.50		26,981.50	On-Going
VA1-6	Lincoln Utility Marking	1430			16,670.00		16,670.00	Completed
VA1-2	Swanson Utility Marking	1430			1,697.50			On-Going
VA1-2	A/E Bath Vanities	1430			16,133.68		22,934.18	On-Going
VA1-2	A/E Swanson Parking Lot	1430			7,916.47		7,916.47	Completed
VA1-1,2,6	Stoves and Refrigerators	1465.1		5,000.00	30,000.00		22,662.60	On-Going
VA1-1,2,6	Vehicle	1475		25,000.00	15,053.00		15,053.00	Completed
VA1-1,2,6	Sewer Rig	1475		60,000.00	44,947.00		44,947.00	Completed
VA1-1	Demolition 240 Dale	1485		50,000.00	25,200.00		25,200.00	Completed
VA1-17	Development 121 units	1499		500,000.00	284,263.72		284,263.72	Completed
HA-Wide	Operations	1406		100,000.00	157,277.00		157,277.00	Completed
HA-Wide	Management Improvement Security	1408		60,000.00	85,267.95		86,239.19	On-Going
HA-Wide	Management Improvement Computer Training	1408		20,000.00	0.00			Canceled
HA-Wide	Management Improvement Computer Upgrade	1408		15,000.00	12,362.10		12,362.10	Completed
HA-Wide	Management Improvement Staff Training	1408		5,000.00	2,369.95		1,210.75	Completed
HA-Wide	Administration	1410		180,000.00	180,000.00	73,509.01	106,490.99	On-Going
				2,107,277.00	2,107,277.00	73,509.01	2,025,789.17	

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

Page 2 of 3

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2 To be completed for the Performance and Evaluation Report

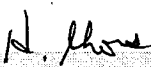
Annual Statement /Performance and Evaluation Report

 Capital Funds Program and Capital Fund Program Replacement Housing Factor and  
Capital Funds Financing Program

 U. S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2377-0226

Annual Statement /Performance and Evaluation Report  
Capital Funds Program and Capital Fund Program Replacement Housing Factor and  
Capital Funds Financing Program

U. S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2377-0226  
Expires 4/30/2011

Part I: Summary					
PHA Name: Portsmouth Redevelopment and Housing Authority		Grant Type and Number: Capital Fund Program Grant No: VA36P00150109 Replacement Housing Factor Grant No:		Federal FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number <u>  3  </u> <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 2011 <input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending _____					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised 3	Obligated	Expended
1	Total non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) <sup>3</sup>	157,277.00	157,277.00		157,277.00
3	1408 Management Improvements	100,000.00	100,000.00		99,812.04
4	1410 Administration (may not exceed 10% of line 20)	180,000.00	180,000.00	73,509.01	106,490.99
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	343,337.64	343,337.64		343,337.64
8	1440 Site Acquisition				
9	1450 Site Improvement	711,462.36	711,462.36		711,098.90
10	1460 Dwelling Structures	300,000.00	215,736.28		215,736.28
11	1465.1 Dwelling Equipment-Nonexpendable	30,000.00	30,000.00		22,662.60
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	60,000.00	60,000.00		60,000.00
14	1485 Demolition	25,200.00	25,200.00		25,200.00
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>	200,000.00	284,263.72		284,263.72
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (sums of lines 2-19)	2,107,277.00	2,107,277.00	73,509.01	2,025,879.17
21	Amount of line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Compliance				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				
Signature of Executive Director  		Signature of Public Housing Director		Date 1/5/2012	
PIH 2008-41 requires a scanned signature here. <span style="float: right;">Page <u>  1  </u> of <u>  3  </u></span>					
<sup>1</sup> To be completed for the Performance and Evaluation Report <sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement <sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations. <sup>4</sup> RHF funds shall be included here.					
Annual Statement /Performance and Evaluation Report Capital Funds Program and Capital Fund Program Replacement Housing Factor and Capital Funds Financing Program			U. S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2377-0226 Expires 4/30/2011		

**Part II: Supporting Pages**

PHA Name: Portsmouth Redevelopment and Housing Authority		Grant Type and Number: Capital Fund Program Grant No: VA36P00150109 Replacement Housing Factor Grant No.				CFFP (Yes/ No): No		Federal FFY of Grant: 2009
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 2	Funds Obligated 2	Funds Expended 2	
VA1-6	Landscaping Lincoln	1450		600,000.00	590,457.33		590,093.87	On-Going
VA1-2	Road replacement Merrimac Swanson	1450			22,362.03		22,362.03	Completed
VA1-2	Parking Lot Swanson	1450			64,456.00		64,456.00	On-Going
VA1-1	Landscaping Dale	1450			3,735.00		3,735.00	Completed
VA1-2	Landscaping Swanson	1450			458.00		458.00	Completed
VA1-1	Drainage Dale	1450			29,994.00		29,994.00	Completed
VA1-6	Paint Concrete Masonary Units Lincoln	1460			28,285.96		28,285.96	Completed
VA1-1	Paint and repair exteriors	1460		250,000.00	134,687.35		134,687.35	On-Going
VA1-1	Paint and repair exteriors	1460			24,405.40		24,405.40	Completed
VA1-1,2,6	Preventive Maintenance	1460		107,277.00				Canceled
VA1-2	Repair 33 Swanson unit	1460			28,357.57		28,357.57	Completed
VA1-2	A/E Swanson Modernization of units	1430		75,000.00	26,464.47		26,464.47	On-Going
VA1-1,2,6	Modernization Inspector	1430		55,000.00	65,843.15		65,843.15	Completed
VA1-1	A/E Dale Landscaping	1430			126,598.69		123,468.93	On-Going
VA1-2	A/E Swanson Landscaping	1430			34,009.05		34,009.05	Completed
VA1-6	A/E Lincoln Landscaping	1430			9,225.00		15,527.89	Completed
VA1-2	A/E Swanson Merrimac Drive	1430			5,160.00		3,432.00	Completed
VA1-1	A/E Dale Exterior Painting	1430			6,638.13			On-Going
VA1-1	A/E Dale Demolition	1430			26,981.50		26,981.50	On-Going
VA1-6	Lincoln Utility Marking	1430			16,670.00		16,670.00	Completed
VA1-2	Swanson Utility Marking	1430			1,697.50			On-Going
VA1-2	A/E Bath Vanities	1430			16,133.68		22,934.18	On-Going
VA1-2	A/E Swanson Parking Lot	1430			7,916.47		7,916.47	Completed
VA1-1,2,6	Stoves and Refrigerators	1465.1		5,000.00	30,000.00		22,662.60	On-Going
VA1-1,2,6	Vehicle	1475		25,000.00	15,053.00		15,053.00	Completed
VA1-1,2,6	Sewer Rig	1475		60,000.00	44,947.00		44,947.00	Completed
VA1-1	Demolition 240 Dale	1485		50,000.00	25,200.00		25,200.00	Completed
VA1-17	Development 121 units	1499		500,000.00	284,263.72		284,263.72	Completed
HA-Wide	Operations	1406		100,000.00	157,277.00		157,277.00	Completed
HA-Wide	Management Improvement Security	1408		60,000.00	85,267.95		86,239.19	On-Going
HA-Wide	Management Improvement Computer Training	1408		20,000.00	0.00			Canceled
HA-Wide	Management Improvement Computer Upgrade	1408		15,000.00	12,362.10		12,362.10	Completed
HA-Wide	Management Improvement Staff Training	1408		5,000.00	2,369.95		1,210.75	Completed
HA-Wide	Administration	1410		180,000.00	180,000.00	73,509.01	106,490.99	On-Going
				2,107,277.00	2,107,277.00	73,509.01	2,025,789.17	

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

Page 2 of 3

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2 To be completed for the Performance and Evaluation Report

Annual Statement /Performance and Evaluation Report

 Capital Funds Program and Capital Fund Program Replacement Housing Factor and  
Capital Funds Financing Program

 U. S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2377-0226

Capital Funds Program and Capital Fund Program Replacement Housing Factor and  
Capital Funds Financing Program

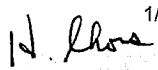
U. S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2377-0226  
Expires 4/30/2011

**Part I: Summary**

PHA Name: Portsmouth Redevelopment and Housing Authority	Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No: VA36R00150209 Date of CFFP: _____	FFY of Grant: 2009  FFY of Grant Approval: 2009
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☐ Type of Grant  
☐ Original Annual Statement ☐ Reserved for Disasters/Emergencies ☐ Revised Annual Statement/Revision Number \_\_\_\_\_  
☐ Performance and Evaluation Report for Program Year Ending \_\_\_\_\_ ☒ Final Performance and Evaluation Report for Program Year Ending 2011

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 20)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities 4	816,035.00	816,035.00	816,035.00	
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (sums of lines 2-19)	816,035.00	816,035.00	816,035.00	
21	Amount of line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Compliance				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				

Signature of Executive Director 	Date 1/5/2012	Signature of Public Housing Director 	Date 
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Page 1 of 3

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Annual Statement /Performance and Evaluation Report  
Capital Funds Program and Capital Fund Program Replacement Housing Factor and  
Capital Funds Financing Program

U. S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2377-0226  
Expires 4/30/2011

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2 To be completed for the Performance and Evaluation Report

**Part I: Summary**

PHA Name: Portsmouth Redevelopment and Housing Authority	Grant Type and Number: Capital Fund Program Grant No: VA36P001501-10 Date of CFFP: _____	Replacement Housing Factor Gr: _____ FFY of Grant Approval: _____
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Type of Grant  
☐ Original Annual Statement    ☐ Reserved for Disasters/Emergencies    ☐ Revised Annual Statement/Revision Number \_\_\_\_\_  
☒ Performance and Evaluation Report for Program Year Ending 2011    ☐ Final Performance and Evaluation Report for Program Year Ending \_\_\_\_\_

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	260,000.00	260,000.00		260,000.00
3	1408 Management Improvements	110,000.00	110,000.00		29,928.98
4	1410 Administration (may not exceed 10% of line 20)	130,000.00	130,000.00	79,477.61	50,522.39
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	120,000.00	320,000.00		150,419.11
8	1440 Site Acquisition				
9	1450 Site Improvement	500,000.00	300,000.00		41,570.59
10	1460 Dwelling Structures	226,945.00	226,945.00		145,779.63
11	1465.1 Dwelling Equipment-Nonexpendable	5,000.00	5,000.00		2,637.00
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	25,000.00	25,000.00		25,000.00
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities 4				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (sums of lines 2-19)	1,376,945.00	1,376,945.00	79,477.61	705,857.70
21	Amount of line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Compliance				
23	Amount of Line 20 Related to Security - Soft Costs	60,000.00	60,000.00		
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				

Signature of Executive Director  	Date 1/5/2012	Signature of Public Housing Director  	Date
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- 1 To be completed for the Performance and Evaluation Report
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Capital Funds Program and Capital Fund Program Replacement Housing Factor and  
Capital Funds Financing Program

U. S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2377-0226  
Expires 4/30/2011

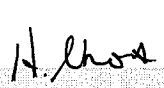
**Part I: Summary**

PHA Name: Portsmouth Redevelopment and Housing Authority	Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No: VA36R001501-10 Date of CFFP: _____	FFY of Grant: 2010  FFY of Grant Approval: 2010
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Type of Grant

☐ Original Annual Statement      Reserved for Disasters/Emergencies      ☐ Revised Annual Statement/Revision Number \_\_\_\_\_  
☒ Performance and Evaluation Report for Program Year Ending 2011      ☐ Final Performance and Evaluation Report for Program Year Ending \_\_\_\_\_

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 20)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities 4	325,233.00		32,523.00	292,710.00
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (sums of lines 2-19)	325,233.00		32,523.00	292,710.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Compliance				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				

Signature of Executive Director 	Date 1/5/2012	Signature of Public Housing Director	Date
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Page 1 of 3

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Annual Statement /Performance and Evaluation Report  
Capital Funds Program and Capital Fund Program Replacement Housing Factor and  
Capital Funds Financing Program

U. S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2377-0226  
Expires 4/30/2011

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2 To be completed for the Performance and Evaluation Report

Capital Funds Program and Capital Fund Program Replacement Housing Factor and  
Capital Funds Financing Program

U. S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2377-0226  
Expires 4/30/2011

<b>Part I: Summary</b>					
PHA Name: Portsmouth Redevelopment and Housing Authority		Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No: VA36R001502-10 Date of CFFP: _____		FFY of Grant: <u>2010</u>  FFY of Grant Approval: 2010	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number _____ <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 2010 <input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending _____					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 20)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities 4	1,434,741.00		244,403.78	1,190,337.22
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (sums of lines 2-19)	1,434,741.00		244,403.78	1,190,337.22
21	Amount of line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Compliance				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				
Signature of Executive Director  <i>H. Lowe</i>		Signature of Public Housing Director		Date	
Date 1/5/2012					
PIH 2008-41 requires a scanned signature here. <span style="float: right;">Page <u>1</u> of <u>3</u></span>					
1 To be completed for the Performance and Evaluation Report 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations. 4 RHF funds shall be included here.					
Annual Statement /Performance and Evaluation Report Capital Funds Program and Capital Fund Program Replacement Housing Factor and Capital Funds Financing Program			U. S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2377-0226 Expires 4/30/2011		

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2 To be completed for the Performance and Evaluation Report

Page 2 of 3

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Annual Statement /Performance and Evaluation Report  
Capital Funds Program and Capital Fund Program Replacement Housing Factor and  
Capital Funds Financing Program

U. S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2377-0226  
Expires 4/30/2011

**Part I: Summary**

PHA Name: Portsmouth Redevelopment and Housing Authority	Grant Type and Number: Capital Fund Program Grant No: VA36P001501-11 Date of CFFP: _____	Replacement Housing Factor Grant No: _____	FFY of Grant: 2011 FFY of Grant Approval: 2011
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Type of Grant

☐ Original Annual Statement
 ☐ Reserved for Disasters/Emergencies
 ☐ Revised Annual Statement/Revision Number \_\_\_\_\_

Performance and Evaluation Report for Program Year Ending 2011

Final Performance and Evaluation Report for Program Year Ending \_\_\_\_\_

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	234,000.00			234,000.00
3	1408 Management Improvements	75,000.00			
4	1410 Administration (may not exceed 10% of line 20)	117,500.00			8,392.86
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	85,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	10,000.00			
10	1460 Dwelling Structures	623,082.00			
11	1465.1 Dwelling Equipment-Nonexpendable	5,000.00			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	25,000.00			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities 4				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (sums of lines 2-19)	1,174,582.00			242,392.86
21	Amount of line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Compliance				
23	Amount of Line 20 Related to Security - Soft Costs	40,000.00			
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				

Signature of Executive Director  
Date  
H. Rowe 1/5/2012

Signature of Public Housing Director  
Date

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Page 1 of 2

- 1 To be completed for the Performance and Evaluation Report
- 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
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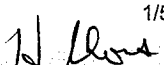
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Portsmouth Redevelopment and Housing Authority	Capital Fund Program Grant No: Replacement Housing Factor Grant No: VA36R001501-11 Date of CFFP: _____	2011  FFY of Grant Approval: 2011
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Type of Grant  
☐ Original Annual Statement    ☐ Reserved for Disasters/Emergencies    ☐ Revised Annual Statement/Revision Number \_\_\_\_\_  
☒ Performance and Evaluation Report for Program Year Ending 2011    ☐ Final Performance and Evaluation Report for Program Year Ending \_\_\_\_\_

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 20)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities 4	277,864.00			
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (sums of lines 2-19)	277,864.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Compliance				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				

Signature of Executive Director  	Date 1/5/2012	Signature of Public Housing Director	Date
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Page 1 of 3

1 To be completed for the Performance and Evaluation Report

2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.

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form HUD-50075.1 (4/2008)

Annual Statement /Performance and Evaluation Report Capital Funds Program and Capital Fund Program Replacement Housing Factor and Capital Funds Financing Program	U. S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2377-0226 Expires 4/30/2011
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**1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement**

Page 2 of 3

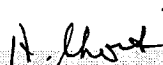
form HUD-50075.1 (4/2008)

**2 To be completed for the Performance and Evaluation Report**

Portsmouth Redevelopment and Housing Authority	Capital Fund Program Grant No: Replacement Housing Factor Grant No: VA36R001501-11 Date of CFFP: _____	2011  FFY of Grant Approval: 2011
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Type of Grant  
☐ Original Annual Statement    ☐ Reserved for Disasters/Emergencies    ☐ Revised Annual Statement/Revision Number \_\_\_\_\_  
☒ Performance and Evaluation Report for Program Year Ending 2011    ☐ Final Performance and Evaluation Report for Program Year Ending \_\_\_\_\_

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 20)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities 4	277,864.00			
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct				
	Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (sums of lines 2-19)	277,864.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Compliance				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				

Signature of Executive Director  	Date 1/5/2012	Signature of Public Housing Director	Date
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Page 1 of 3

1 To be completed for the Performance and Evaluation Report

2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.

4 RHF funds shall be included here.

form HUD-50075.1 (4/2008)

Annual Statement /Performance and Evaluation Report Capital Funds Program and Capital Fund Program Replacement Housing Factor and Capital Funds Financing Program	U. S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2377-0226 Expires 4/30/2011
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## Part II: Supporting Pages

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Capital Funds Program and Capital Fund Program Replacement Housing Factor and  
Capital Funds Financing Program

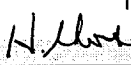
U. S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2377-0226  
Expires 4/30/2011

**Part I: Summary**

PHA Name: Portsmouth Redevelopment and Housing Authority	Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No: VA36R001502-11 Date of CFFP: _____	FFY of Grant: 2011 FFY of Grant Approval: 2011
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Type of Grant  
☐ Original Annual Statement    ☐ Reserved for Disasters/Emergencies    ☐ Revised Annual Statement/Revision Number \_\_\_\_\_  
☒ Performance and Evaluation Report for Program Year Ending 2011    ☐ Final Performance and Evaluation Report for Program Year Ending \_\_\_\_\_

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 20)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities 4	800,074.00			
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (sums of lines 2-19)	800,074.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Compliance				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				

Signature of Executive Director  	Date 1/5/2012	Signature of Public Housing Director	Date
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Page 1 of 3

- 1 To be completed for the Performance and Evaluation Report  
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3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
4 RHF funds shall be included here.

form HUD-50075.1 (4/2008)

Annual Statement /Performance and Evaluation Report  
Capital Funds Program and Capital Fund Program Replacement Housing Factor and  
Capital Funds Financing Program

U. S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2377-0226  
Expires 4/30/2011

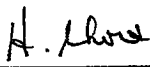
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**1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement**

Page 2 of 3

form HUD-50075.1 (4/2008)

**2 To be completed for the Performance and Evaluation Report**

Portsmouth Redevelopment and Housing Authority		Capital Fund Program Grant No: Replacement Housing Factor Grant No: VA36R001502-12 Date of CFFP: _____		2012  FFY of Grant Approval: 2012	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number _____ <input type="checkbox"/> Performance and Evaluation Report for Program Year Ending 2011 <input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending _____					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 20)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities 4	386,805.00			
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (sum of lines 2-19)	386,805.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Compliance				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Signature of Public Housing Director		Date	
				2/24/2012	
PIH 2008-41 requires a scanned signature here. <span style="float: right;">Page <u>1</u> of <u>3</u></span>					
1 To be completed for the Performance and Evaluation Report 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations. 4 RHF funds shall be included here.					
Annual Statement /Performance and Evaluation Report Capital Funds Program and Capital Fund Program Replacement Housing Factor and Capital Funds Financing Program				U. S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2377-0226 Expires 4/30/2011	

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1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

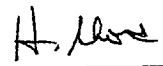
Page 2 of 3

form HUD-50075.1 (4/2008)

Portsmouth Redevelopment and Housing Authority	Capital Fund Program Grant No: Replacement Housing Factor Grant No: VA36R001501-12 Date of CFFP: _____	2012  FFY of Grant Approval: 2011
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Type of Grant  
☒ Original Annual Statement    ☐ Reserved for Disasters/Emergencies    ☐ Revised Annual Statement/Revision Number \_\_\_\_\_  
☐ Performance and Evaluation Report for Program Year Ending 2011    ☐ Final Performance and Evaluation Report for Program Year Ending \_\_\_\_\_

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 20)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities 4	295,888.00			
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (sums of lines 2-19)	295,888.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Compliance				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				

Signature of Executive Director  	Date 2/24/2012	Signature of Public Housing Director	Date
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Page 1 of 3

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Annual Statement /Performance and Evaluation Report  
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and  
 Capital Funds Financing Program

U. S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2377-0226  
 Expires 4/30/2011



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1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

Page 2 of 3

form HUD-50075.1 (4/2008)

Annual Statement /Performance and Evaluation Report  
Capital Funds Program and Capital Fund Program Replacement Housing Factor and  
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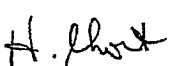
U. S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2377-0226  
Expires 4/30/2011

**Part I: Summary**

PHA Name: Portsmouth Redevelopment and Housing Authority	Grant Type and Number: Capital Fund Program Grant No: VA36P001501-12 Date of CFFP: _____	Replacement Housing Factor C	FFY of Grant: 2012 FFY of Grant Approval: 2012
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Type of Grant  
☒ Original Annual Statement Reserved for Disasters/Emergencies  
☐ Performance and Evaluation Report for Program Year Ending \_\_\_\_\_  
☐ Revised Annual Statement/Revision Number \_\_\_\_\_  
☐ Final Performance and Evaluation Report for Program Year Ending \_\_\_\_\_

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	200,000.00			
3	1408 Management Improvements	65,000.00			
4	1410 Administration (may not exceed 10% of line 20)	100,000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	105,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	55,000.00			
10	1460 Dwelling Structures	541,648.00			
11	1465.1 Dwelling Equipment-Nonexpendable	65,000.00			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities 4				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (sums of lines 2-19)	1,131,648.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Compliance				
23	Amount of Line 20 Related to Security - Soft Costs	40,000.00			
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				

Signature of Executive Director 	Date 2/24/2012	Signature of Public Housing Director	Date
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Page 1 of 2

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U. S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2377-0226  
Expires 4/30/2011

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# Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires: 4/30/2011

## Part I: Summary

PHA Name/Number		Locality (City/County& State)		Portsmouth, VA.		<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____	
Portsmouth Redevelopment and Housing Authority VA001							
A.	Development Number and Name	Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY 2013	Work Statement for Year 3 FFY 2014	Work Statement for Year 4 FFY 2015	Work Statement for Year 5 FFY 2016	
B.	Physical Improvements Subtotal	Annual Statement	495,000.00	495,000.00	495,000.00	495,000.00	
C.	Management Improvements		100,000.00	100,000.00	100,000.00	100,000.00	
D.	PHA-Wide Non-dwelling Structures and Equipment						
E.	Administration		100,000.00	100,000.00	100,000.00	100,000.00	
F.	Other		105,000.00	105,000.00	105,000.00	105,000.00	
G.	Operations		200,000.00	200,000.00	200,000.00	200,000.00	
H.	Demolition						
I.	Development						
J.	Capital Fund Financing - Debt Service						
K.	Total CFP Funds		1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00	
L.	Total Non-CFP Funds						
M.	Grand Total		1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00	

# Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires: 4/30/2011

**Expires: 4/30/2011**

**Part II: Supporting Pages - Physical Needs Work Statement(s)**

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**Expires: 4/30/2011**

**Part II: Supporting Pages - Physical Needs Work Statement(s)**

[illegible]

**Expires: 4/30/2011**

## Part III: Supporting Pages - Management Needs Work Statement(s)

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U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

**Expires: 4/30/2011**

**Part III: Supporting Pages - Management Needs Work Statement(s)**

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